

THESE CHANGES, SHOWN IN BOLD, SHALL BE EFFECTIVE 24 APRIL 2006 AND APPLY TO ALL PROJECTS SUMITTING YIELD PLANS OR PRELIMINARY PLATS TO THE ZONING DEPARTMENT ON OR AFTER THIS DATE.

FAYETTE COUNTY SUBDIVISION REGULATIONS
SECTION 5
THE SUBDIVISION PLAT

- 5-1 The Preliminary Plat.
- 5-1.1 Title Block. The title block shall show the name of the proposed subdivision, County, State, name. Address, and Georgia registration number of the engineer, surveyor, and/or architect.
- 5-1.2 North Point. The plat shall show the true north point, scale (minimum scale 1" equals 200 feet), total acreage of the site, and total number of residential lots created.
- 5-1.3 Topography. The plat shall show existing contour lines dashed and proposed contour lines solid and both shall be shown at ten (10) foot intervals of elevation, based upon M.S.L. datum. Accuracy shall be within 1/2 contour intervals.
- 5-1.4 Existing Features. The plat shall show the location and names of existing and platted property lines, streets, water courses, railroads, public and private rights-of-way, sewers bridges, culverts, drain pipes, water mains, public utility easement, parks and other public open spaces and names of adjoining property owners or subdivisions.
- 5-1.5 Dedications and Reservations. The plat shall show all parcels of land to be dedicated or reserved for public use including the names, locations and widths of all proposed streets, parks and other public spaces.
- 5-1.6 Lot Lines. The plat shall show all proposed lot lines, lot and block identifications, and building setback lines.
- 5-1.7 Vicinity Map. The plat shall show a vicinity map of such a scale that the subdivision may be readily identified.
- 5-1.8 State Waters. The preliminary plat shall show all state waters within the subdivision. The plat shall also show all state waters around the property that have associated floodplain, wetlands, or watershed protection buffers and setbacks that extend into the subdivision.**

5-1.9

Wetlands. The plat shall show the delineation of all jurisdictional wetlands. The wetland delineation shall be made following the procedures established by the U.S. Army Corps of Engineers. The plat shall also include the following certification statement.

I _____ of _____
name organization
do hereby certify that I have field inspected the property know as
_____ on _____ and determined that the property
subdivision name date
☐ contains ☐ does not contain jurisdictional wetlands as defined by the U.S.
Army Corps of Engineers.

Signature of Wetland Delineator

Company Address & Telephone

5-1.10

Soils. The plat shall indicate and delineate the classification of soils across the property. The soil classification work shall be done following the procedures for Level III soil surveys established in the Georgia Department of Human Resources' current *Manual for On-Site Sewage Management Systems*. The plat shall also include the following certification statement.

I _____ do hereby certify that the Level III soil
name
survey information provided on this plat was performed by
_____ in accordance with the procedures specified in
company name
the Georgia Department of Human Resources' current *Manual for On-Site Sewage Management Systems*.

Signature of Soil Classifier

Georgia DHR Soil Classifier, Professional Geologist, or
Professional Engineer Registration No.

Company Address & Telephone

5-1.11

Checklist. In addition to the above items, the preliminary plat shall satisfy all the requirements listed on the Fayette County Preliminary Plat Checklist, available in the Zoning Department.

5-1.12

Completeness. If any of the above facts are omitted or misrepresented on the plat, the Zoning Administrator or **County Engineer** may refuse to review the plat and shall return the plat to the subdivider to be completed or revised.

5-2 The Final Plat.

5-2.1 Sheet Design. The final plat shall conform in general with the preliminary plat and requirements therefore, as set forth in these regulations and shall be drawn in permanent ink on one (1) or more sheets of linen tracing cloth or reproducible plastic measuring seventeen (17) inches by twenty-two (22) inches as per plat book. When two or more sheets are used, a key map shall be shown with each sheet. There shall be a two (2) inch margin on the left end of the plat and one-half (1/2) inch margin on the remaining three sides.

A revision to a recorded plat shall be drawn in permanent ink on a sheet of linen tracing cloth or reproducible plastic measuring a minimum of ten (10) inches by fourteen (14) inches, and if necessary, a maximum of seventeen (17) by twenty-two (22) inches.

5-2.2 Certificates. The following certificates shall be entered on the face of the plat: -

OWNER'S CERTIFICATE

We, the undersigned owner(s) and/or mortgagee(s) of the _____ Subdivision, hereby offer to dedicate and/or reserve for public use the rights-of-way, easements and other ground shown on this plat.

Owner	Date	Mortgagee	Date
_____	_____	_____	_____
_____	_____	_____	_____

(Ordinance No. 2000-03)

SURVEYOR'S CERTIFICATE

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision; that all monuments and infrastructure shown hereon actually exist or are marked as "future"; and their location, size, type and material are correctly shown.

By: _____
GA Registered Land Surveyor – Signature and Number Date

ENGINEER'S CERTIFICATE

I hereby certify that accepted engineering practices and design methods were used to establish the layout of this development; that the streets, drainage structures and other design features have been constructed according to the development's approved Construction Drawings; and that all applicable requirements of Fayette County's Development Regulations and Subdivision Regulations have been fully complied with.

By: _____
GA Professional Engineer – Signature and License Number Date

5-2.3 Approvals. The following spaces shall be provided (as shown in Figure 1) in the form listed below for approval by all agencies having jurisdiction:

Approved by Department of Public Health, Fayette County, Georgia,

Date _____ Signed _____
Environmental Health Specialist

(Amended 6/23/94)

Final plat approved by County Engineer of Fayette County. All as-built construction plans have been approved.

Date _____ Signed _____
County Engineer

(Amended 8/27/87)

Approved by the Fayette County Planning Commission. (Amended 6/23/94)

Date _____ Signed _____
Secretary

Approved by the Fayette County Zoning Administrator. (Amended 6/23/94)

Date _____ Signed _____

Zoning Administrator

Approved by Fayette County Fire Marshal. All fire hydrant(s) located as shown.
(Amended 6/23/94)

Date _____ Signed _____
Fire Marshal

5-2.4 Surveying. The final plat shall contain the location, bearing, and length of every street line, lot line, boundary line, and easement line, whether curved or straight. All dimensions shall be shown in feet and decimals to the nearest one-hundredth (1/100) of a foot, and all angles shall be shown to the nearest minute. The error of closure shall not exceed third order accuracy, one (1) in five thousand (5000).

5-2.5 Monuments. The final plat shall show the accurate location, material, and description of all monuments. A permanent master bench mark shall be established within the site by transfer of levels, not less than third order accuracy, from the nearest approved bench mark of known elevation (M.S.L.) showing its location on the final plat, and recording its elevation on the final plat to the nearest one-hundredth (1/100) of a foot.

5-2.6 Easements. In addition to the requirements for the preliminary plat as set forth in Section 5-1.4 of these regulations, the final plat will show the location and width of all temporary construction easements (as required by standard engineering practice), public utility easements and drainage easements where required.

5-2.7 Wetlands. The Final Plat shall show all jurisdictional wetlands on the subject properties, identify the source of the wetland delineation, and contain the following statement, if applicable:

Wetlands shown on this plat are under the jurisdiction of the U.S. Army Corps of Engineers. Property owners may be subject to penalty by law for disturbance to these wetland areas without proper authorization.

5-2.8 Final Plat Application/Checklist.

The final plat shall contain items listed on the Final Plat Checklist available in the Zoning Department. (Added 6/23/94; Ord. No. 2000-03)

SECTION 6

MINIMUM DESIGN STANDARDS

- 6-1 Block.
- 6-1.1 Non-residential. Blocks for other than residential use shall be of such length and width as may be suitable for their prospective use, including adequate provision for off-street parking and maneuvering space.
- 6-1.2 Residential. The length of residential blocks shall not exceed fifteen hundred (1,500) feet not be less than four hundred (400) feet. Blocks of more than fifteen hundred (1,500) feet will be permitted if natural or man made barriers such as streams and railroads require blocks of greater size. The depth of residential blocks shall be sufficient to allow two (2) tiers of lots, unless prohibited by natural or man-made barriers, or unless one tier backs on to a line of another person's property, provided that this shall not prevent the inclusion with the subdivision plan of blocks of greater width including super blocks. Super blocks may contain public or joint use areas such as parks and playgrounds and shall be covered by adequate maintenance agreements if not dedicated and accepted for public maintenance.
- 6-1.3 Crosswalks. Rights-of-way for pedestrian crosswalks shall be provided when in the opinion of the Planning Commission, Zoning Administrator, or County Engineer crosswalks are necessary for direct pedestrian access to schools, shopping centers, and parks. The crosswalk right-of-way shall not be less than twenty (20) feet wide. (Ordinance No. 2000-03)
- 6-2 Easements.
- 6-2.1 Utility. Utility easements for overhead services shall be located at the rear or side of and adjacent to the lot lines and shall be a minimum width of fifteen (15) feet. Where possible, water lines shall be located outside the curb line on the west and south sides of streets; sewer and gas lines shall be on the east and north sides. Wherever public utility easements are planned adjacent to the subdivision tract boundary or phase, they shall be platted within said subdivision or phase thereof. Water and sewer lines outside of street rights-of-way shall follow side and rear property lines where possible and shall have a minimum easement width of twenty (20) feet except that a greater width shall be provided where it is determined by the County Engineer that a greater width is necessary for maintenance or construction.
- 6-2.2 Drainage. Drainage easements shall be provided as required by the County Engineer after review of the construction plans.

6-2.3 Dedication of a permanent high-water and maintenance easement to an elevation of 840 feet along Whitewater Creek north of Hood Road is required. (Amended 6/26/86)

6-3 Lots.

6-3.1 Minimum Lot Size. Minimum lot size shall be as prescribed in the Zoning Regulations for the County of Fayette.

6-3.2 Minimum Lot Elevation. The lot area contained within and contiguous to the building walls and for a minimum distance of ten (10) feet measured from all sides of said building, shall have a minimum elevation of three (3) feet above the 100-year flood stage of streams or canals in the particular area being developed based on acceptable engineering procedure and approved by the County Engineer. And that said minimum elevation shall be subject to approval by the Commissioner of Health if it would affect the positioning of the septic system. (Ordinance No. 2000-03)

6-3.3 Contiguous Areas. Each residential lot shall have a minimum contiguous area that is free and clear of zoning buffers and setbacks, watershed protection buffers and setbacks, jurisdictional wetlands, and easements of any kind. The required minimum contiguous areas, set forth below, are a function of zoning requirements and minimum lot sizes.

<u>Zoning District</u>	<u>Minimum Contiguous Area Free & Clear (ac)</u>
A-R	2.0
EST	1.3
R-85, R-80	1.5
R-78, R-75, R-72, R-70	0.9
R-55, R-50, R-45, R-40, R-20, DR-15, C-S	0.6 ¹
R-55, R-50, R-45, R-40, R-20, DR-15, C-S	0.3 ²

¹ Where public water is not available (lots have individual wells)

² Where public water is available

6-4 Building Lines.

CONTINUE EXISTING SUBDIVISION REGULATIONS. . .